



# DECKS

## **PERMIT FEE(S)**

***SEE FEE SCHEDULE***

## **PLAN REQUIRED**

Two (2) Sets

### **SITE PLAN**

Two (2)

Site Plan, Plot Plan, or Surveyor's Report (preferred) may be substituted with a sketch of the property including:

1. Property Lines
2. Set Back Lines
3. Residence outline, garage, and all out -structures in proper locations.

### **WORKSHEET/APPLICATION**

Completed (acquired at BDS Information Counter)

### **HOMEOWNER'S PERMIT REQUEST FORM**

Acquired from BDS Information Counter. If homeowner is not doing the construction, a Licensed Contractor is required.

### **FOUNDATION PLAN (Figures 1 and 2)**

Plan View: Standard (See Figure 1), Floating (See Figure 2)  
All dimensions locating post holes must be shown.

### **FOOTER PLAN (Figures 3 and 4)**

Items that must be shown:

**Footers for decks NOT exceeding 72" in height** - See Figure 3

1. Hole diameter to be 12" throughout
2. Depth of hole 32". A bare hole inspection is required at this point. Call 645-8235.
3. 8" poured concrete in bottom of 32" hole.
4. Backfill around 4x4 posts with either compacted earth or poured concrete.

**Footers for decks exceeding 72" in height** - See Figure 4

1. Hole diameter to be 18" throughout
2. Depth of hole 42". A bare hole inspection is required at this point. Call 645-8235.
3. 8" poured concrete in bottom of 42" hole.

6x6 post MUST be set in poured concrete with 1/2" rebar penetrating the post (6") above the 8" poured foundation.  
Wind bracing may be required by plans examiner.

### **FRAMING PLAN (Figures 5 and 6)**

Items that must be shown:

**Plan View** - See Figure 5

1. All beams sized with spacing dimensions shown.
2. All joists sized with direction of joists and spacing dimensions shown.

**Elevation View** - See Figure 6

Height of deck (measured from finish grade to deck floor) must be shown.

### **CONNECTIONS (Figures 7, 8, and 9)**

Items that must be shown:

1. Rim joist of deck to rim joist of residence
2. Beams to posts
3. Joist to beams



Framing inspection is required at this point. Call 645-8235.

**GUARD RAILS** (Figure 6 and 10)

Elevation view must show:

1. Minimum height 36"
2. Guard rail constructed to prevent a 4" sphere from passing through.
3. An baluster other than the traditional vertical pattern must meet all building requirements and be approved by a plans examiner.

A guard rail is NOT required if the deck height is less than 30" from finish grade.

**DECKS** (Figure 5)

Size of decking and the direction it is to be installed must be shown.

AC units are NOT permitted to be placed directly on top of decking.

**SKIRTING**

The use of solid skirting to enclose the underside of decks and screened patios to grade is PROHIBITED.

Where skirting is used, it shall be done in such a manner so as to be not more than 70% opaque (closed). Skirting which is more than 70% opaque must be held 18" above grade or be installed in conjunction with a rat wall which meets all requirements. (CBC 4525.10)

**GUARD RAILS** (Figure 11)

Items that must be shown:

1. Location of stairs (use Figure 5)
2. Indicate rise and run of stairs showing material sizes
3. Show handrail attached to stairs. (Must be grippable)

Final inspection is required at this point. Call 645-8235

**DECKS** (Figure 5)

40 psf LIVE LOAD using pressure treated lumber.

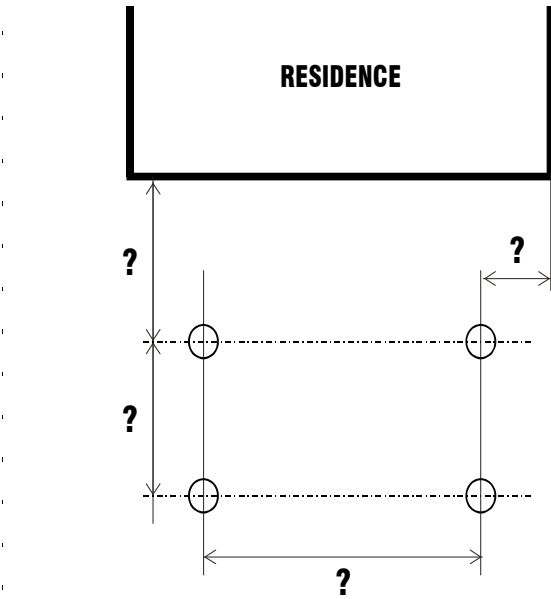
Joist and beam sized are based on the use of #2 Southern Yellow Pine.

JOIST SPACING	MAX. CLEAR SPAN
2 x 6 @ 16" on center	9' - 9"
2 x 6 @ 24" on center	8' - 6"
2 x 8 @ 16" on center	12' - 10"
2 x 8 @ 24" on center	11' - 3"
2 x 10 @ 16" on center	16' - 5"
2 x 10 @ 24" on center	14' - 4"
2 x 12 @ 16" on center	19' - 11"
2 x 12 @ 24" on center	17' - 5"

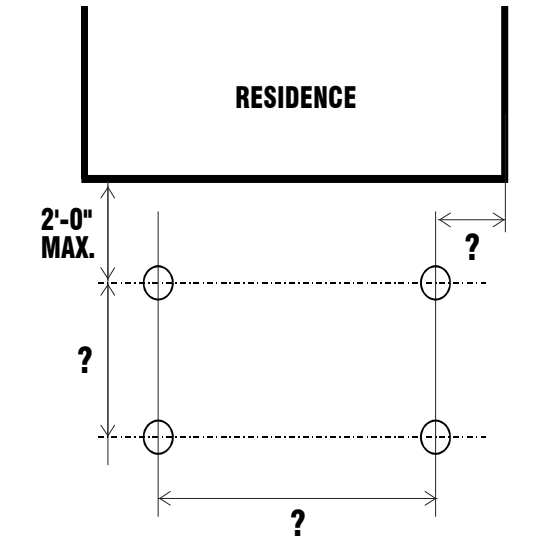


**DECK - ILLUSTRATED**  
**EXAMPLES MAY BE USED BY HOMEOWNERS ONLY**

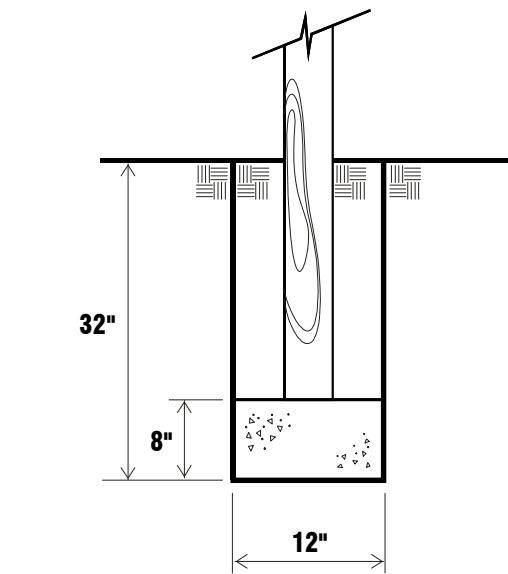
**FIGURE 1: FOUNDATION PLAN - STANDARD**



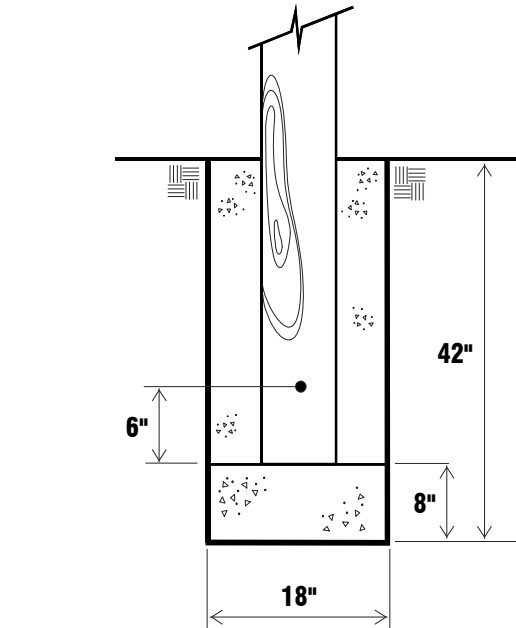
**FIGURE 2: FOUNDATION PLAN - FLOATING**



**FIGURE 3: FOOTERS - BELOW 72"**



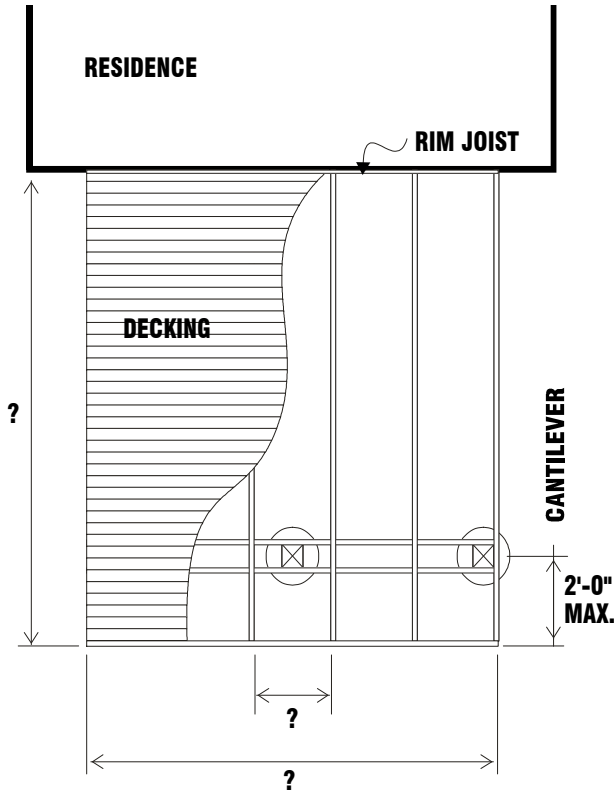
**FIGURE 4: FOOTERS - ABOVE 72"**



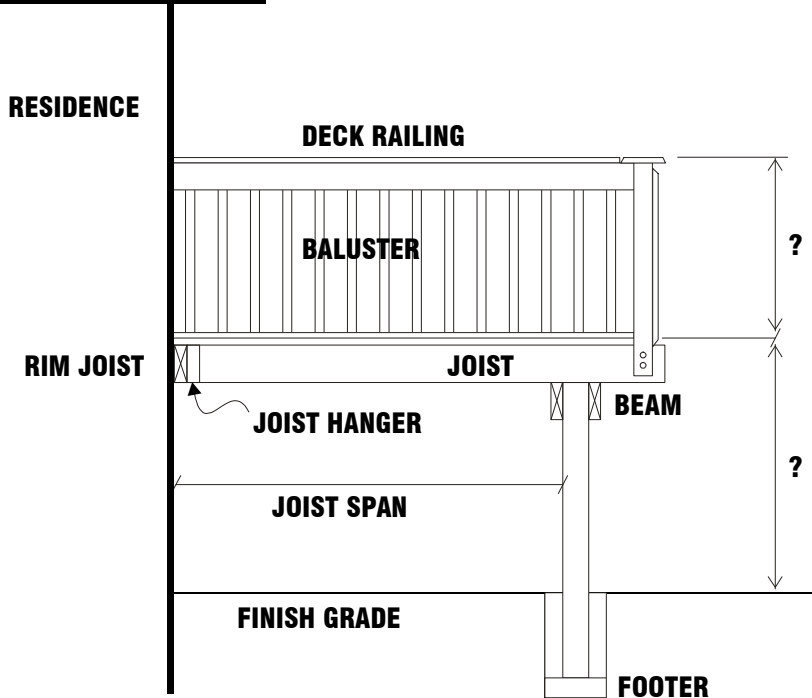


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**FIGURE 5: FRAMING PLAN**



**FIGURE 6: FRAMING ELEVATION**

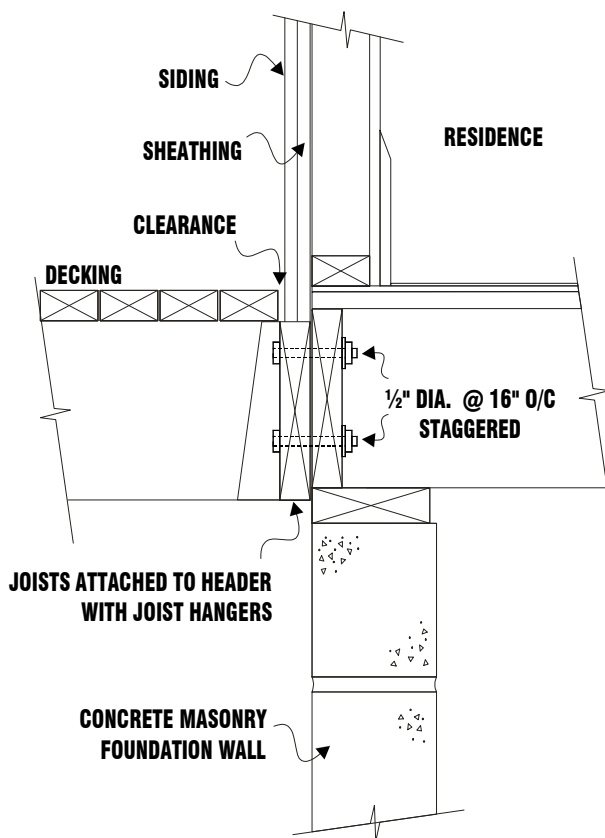




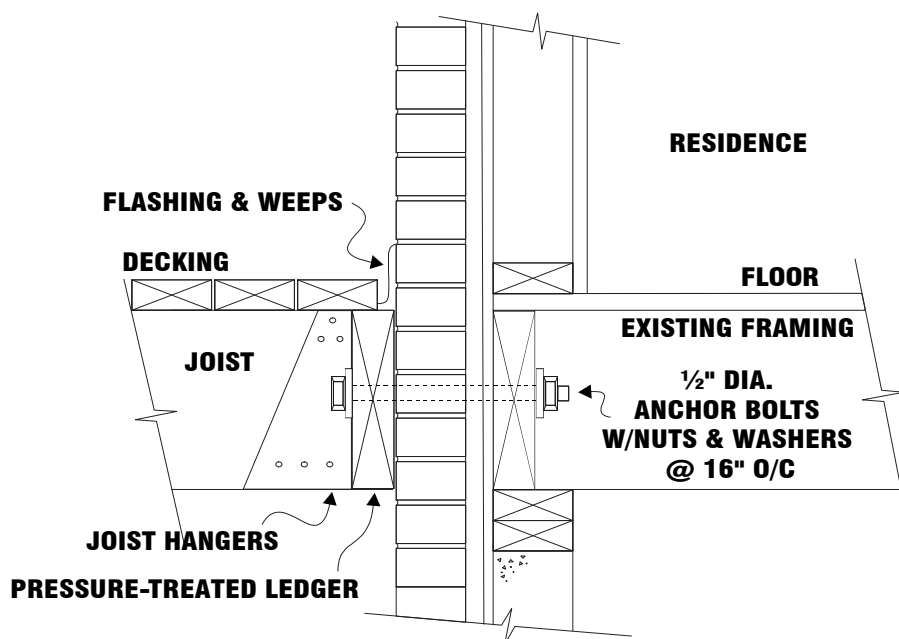
## DECK - ILLUSTRATED

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**FIGURE 7: DECK TO SIDED WALL**

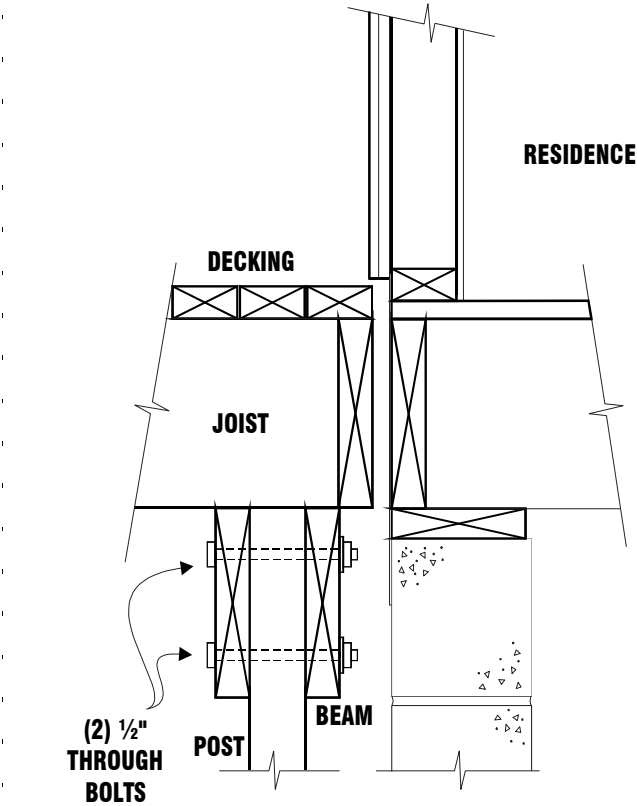


**FIGURE 8: DECK TO BRICK VENEER WALL**

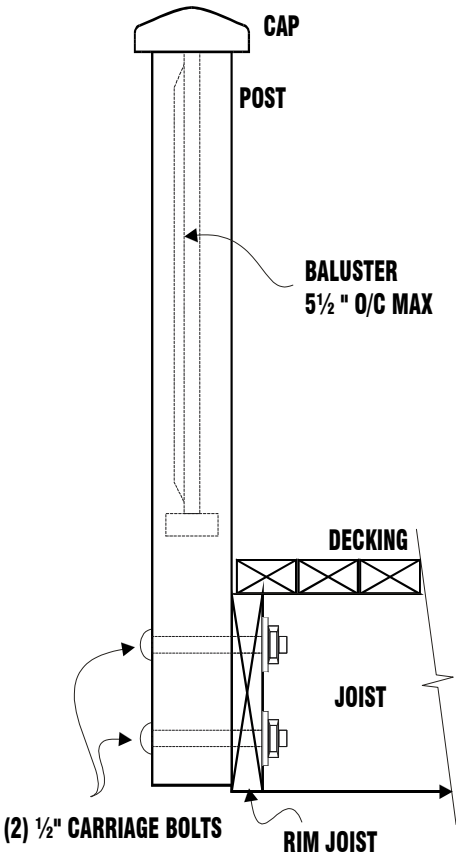




**DECKS - ILLUSTRATED**  
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**FIGURE 9: FLOATING DECK**



**FIGURE 10: DECK RAILING**



**FIGURE 11: STAIR DETAILS**

